

# **EXHIBIT 1**

HAND DELIVERED  
5-14-2025  
H. BRANDON

COMMONWEALTH OF VIRGINIA



ARLINGTON CIRCUIT COURT  
Civil Division  
1425 NORTH COURTHOUSE RD  
ARLINGTON VA  
(703) 228-7010

Summons

To: UNITED STATES OF AMERICA  
SERVE: JESSICA D. ABER, ESQ.  
UNITED STATES ATTORNEY  
EASTERN DISTRICT OF VA  
919 EAST MAIN STREET, STE 1900  
RICHMOND VA 23219

Case No. 013CL25001951-00

The party upon whom this summons and the attached complaint are served is hereby notified that unless within 21 days after such service, response is made by filing in the clerk's office of this court a pleading in writing, in proper legal form, the allegations and charges may be taken as admitted and the court may enter an order, judgment, or decree against such party either by default or after hearing evidence.

Appearance in person is not required by this summons.

Done in the name of the Commonwealth of Virginia on, Tuesday, May 06, 2025

Clerk of Court: PAUL F. FERGUSON

by

A handwritten signature in blue ink, appearing to read "D. Ferguson", written over a horizontal line.

(CLERK/DEPUTY CLERK)

Instructions:

Hearing Official:

USAO RICH RCUD MAY 14 25 09:40

Attorney's name: RIFE, JOHN A

**VIRGINIA: IN THE CIRCUIT COURT OF THE COUNTY OF ARLINGTON**

**CITY OF FALLS CHURCH, VIRGINIA,  
a Municipal Corporation of  
the Commonwealth of Virginia,**

**Complainant,**

**v.**

**VIJAY SURI**

**SERVE: 1001 Parker Street  
Falls Church, Virginia 22046**

**and**

**ANJANA SURI**

**SERVE: 1001 Parker Street  
Falls Church, Virginia 22046**

**and**

**SHORE UNITED BANK, NA FKA  
SEVERN SAVINGS BANK, FSB**

**SERVE: Corporation Service Company  
Registered Agent  
100 Shockoe Slip, 2nd Floor  
Richmond, Virginia 23219**

**and**

**UNITED STATES OF AMERICA**

**SERVE: Jessica D. Aber, Esq.  
United States Attorney  
Eastern District of Virginia  
919 East Main Street, Suite 1900  
Richmond, Virginia 23219**

Case No.: CC25-1951

**RECEIVED**

**APR 28 2025**

**PAUL FERGUSON, CLERK  
Circuit Court Arlington County, VA  
by \_\_\_\_\_ Deputy Clerk**

Complaint

City of Falls Church v. Vijay Suri, et al.

Page 2

**and**

**VIRGINIA DEPARTMENT OF TAXATION**

**SERVE: Jason S. Miyares, Esq.  
Virginia Attorney General  
202 North Ninth Street  
Richmond, Virginia 23219**

**Respondents.**

**COMPLAINT**

**COMES NOW**, the City of Falls Church, Virginia (the “Complainant”), a Municipal Corporation of the Commonwealth of Virginia, by counsel, respectfully represents as follows:

1. There exists a certain parcel of land located within the jurisdiction of the Complainant, described in “Schedule A” attached hereto and made a part hereof (the “Property”).
2. The Property is assessed for taxation in the land books for the Complainant in the name of Vijay Suri and Anjana Suri, whose last known address is 1001 Parker Street, Falls Church, Virginia 22046.
3. According to the records of this Court, there exists several liens against Vijay Suri and Anjana Suri by the United States of America, Internal Revenue Service, which are described as follows:
  - a. Lien dated January 13, 2020 in the principal amount of \$35,720.02 and recorded as Judgment No. 172321;

- b. Lien dated November 10, 2020 in the principal amount of \$95,883.29 and recorded as Judgment Nos. 151011 and 172328;
  - c. Lien dated May 25, 2021 in the principal amount of \$122,023.22 and recorded as Judgment No. 172328; and,
  - d. Liens dated May 24, 2022 and January 12, 2024 in the total principal amount of \$111,826.18 and recorded as Judgment No. 159053.
- 4. According to the records of the Fairfax County Circuit Court, there exists a lien against Vijay Suri and Anjana Suri by the United States of America, Department of Justice – Tax Division, which is described as follows:
  - a. Lien dated January 22, 2021 in the principal amount of \$326,029.00 and recorded as Judgment No. 633509.
- 5. Due diligence requires the naming of the United States of America as a party Respondent herein.
- 6. In addition to service of process having been issued for Jessica D. Aber, Esq., United States Attorney for the Eastern District of Virginia, a copy of this Complaint has been mailed, via certified mail, to Merrick B. Garland, Esq., Attorney General of the United States of America, U.S. Department of Justice, 950 Pennsylvania Avenue, NW, Washington, DC 20530-0001, the United States of America, Department of the Treasury – Internal Revenue Service, 2970 Market Street, Philadelphia, Pennsylvania 19104 and the United States of America, Department of Justice – Tax Division, 950 Pennsylvania Avenue NW, Washington, DC 20530.

7. There is a certain Deed of Trust, dated May 10, 2001, with a maturity date of June 1, 2002, recorded among the records of this Court in Deed Book 3144 at Page 377, secured by RPC No. 52111020, to the credit of Severn Savings Bank, FSB.
8. Upon information and belief, and based upon the records of the FDIC, the said Severn Savings Bank, FSB merged into Shore United Bank, NA on or about October 31, 2021.
9. The said Deed of Trust has not been marked as satisfied in the records of this Court, however, more than fifteen (15) years having elapsed since the maturity of said Deed of Trust, there is a presumption under Virginia Code §55.1-344 that the same is paid and it is hereby requested that the Court mark the same as satisfied.
10. Title records among the records of the Fairfax County Circuit Court show that the Virginia Department of Taxation possesses a lien against Vijay Suri in the amount of \$13,595.40, recorded as Judgment No. 497063 and bearing a date of April 12, 2011.
11. Due diligence requires the naming of the Virginia Department of Taxation as a party Respondent herein.
12. There are now due and owing to the Complainant real property taxes assessed by it against the Property, which taxes were delinquent on December 31 following the second (2<sup>nd</sup>) anniversary of the date on which the taxes became due, and such taxes remain unpaid.
13. The amount of delinquent real estate taxes referred for collection and owing to the Complainant through the tax year referred is \$92,226.89, including penalties, interest, costs, and fees (the “taxes”). Additional taxes not yet referred for collection may also

Complaint  
City of Falls Church v. Vijay Suri, et al.  
Page 5

be due the Complainant which must be satisfied prior to the redemption of the Property.

14. Proper notice pursuant to Virginia Code §58.1-3965, as amended, has been mailed and published as prescribed by law and said notices are attached hereto as Schedule “B”.
15. The owners of the Property have not redeemed it by paying all accumulated taxes thereon.
16. Such delinquent taxes constitute a lien on the Property in favor of the Complainant ahead of and superior to any other lien other than a concurrent taxing jurisdiction, and the Complainant is entitled to have the property sold in order to satisfy its lien.

**WHEREFORE**, the Complainant prays that the parties named herein be made parties Respondent, that proper process be issued, that the Deed of Trust with the expiration date listed above meeting the presumption of satisfaction provided in Virginia Code §55.1-344 be marked satisfied, that the lien of the Complainant be enforced, and that the Property be sold in order to satisfy the Complainant’s lien with penalties, interest, costs, and fees, including attorney fees, pursuant to Virginia Code §58.1-3965, and for such other and further relief as the Court may deem appropriate.

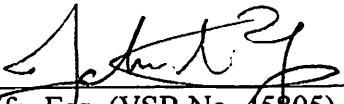
Complaint

City of Falls Church v. Vijay Suri, et al.

Page 6

**CITY OF FALLS CHURCH, VIRGINIA**

**By Counsel**



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John A. Rife, Esq. (VSB No. 45805)  
Jeffrey A. Scharf, Esq. (VSB No. 30591)  
Mark K. Ames, Esq. (VSB No. 27409)  
Andrew M. Neville, Esq. (VSB No. 86372)  
Paul L. LaBarr, Esq. (VSB No. 91609)  
Gregory L. Haynes, Esq. (VSB No. 37158)  
Seth R. Konopasek, Esq. (VSB No. 97065)  
Garrett W. Patton, Esq. (VSB No. 98345)  
Taxing Authority Consulting Services, PC  
P.O. Box 31800  
Henrico, Virginia 23294-1800  
Phone: (804) 545-2500  
Facsimile: (804) 545-2378



Complaint

City of Falls Church v. Vijay Suri, et al.

Page 7

**SCHEDULE A**

RPC No. 52111020

Account No. 1402

All that certain lot or parcel of land, together with improvements thereon, situate, lying and being in the City of Falls Church, Virginia, and more particularly described as follows:


Lot 16, Block 4, Fowler's Addition to West Falls Church, as the same appears duly dedicated, platted and recorded in Deed Book P-12 at Page 49 and in Plat Book 2 at Page 52 among the records of the Fairfax County Circuit Court (now of record in Arlington County).

This description is made subject to all easements, conditions, agreements, restrictions, and reservations of record which affect the property herein described including but not limited to those recorded in Plat Book 2 at Page 52 (Fairfax County), Deed Book F-13 at Page 82 (Fairfax County), Deed Book P-12 at Page 49 (Fairfax County) and Deed Book X-12 at Page 206 (Fairfax County).

# FAIRFAX COUNTY TIMES

## AFFIDAVIT OF PUBLISHER


I, Marcia Patch, being duly sworn, deposes and says that the attached order of publication was published in the Fairfax County Times, a newspaper published in the County of Fairfax, State of Virginia on March 21, 2025, and that deponent is a duly authorized agent of the Publisher of said newspaper.

  
\_\_\_\_\_  
Legal Advertising Department  
Fairfax County Times

STATE OF VIRGINIA     )  
COUNTY OF FAIRFAX    )

Subscribed and sworn to me this, the 21<sup>st</sup> day of March, 2025, appeared Marcia Patch, Account Executive in the County of Fairfax, State of Virginia, to be the person whose name is subscribed to the foregoing affidavit, and acknowledged that she executed the same for the purposes therein contained.

In witness hereof, I hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:

TAI HOU LEE  
NOTARY PUBLIC  
REG. #7222826  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MARCH 31, 2028





Taxing Authority Consulting Services, P.C.  
Attorneys At Law

March 7, 2025

**NOTICE OF DELINQUENT TAXES  
CITY OF FALLS CHURCH, VIRGINIA**

Vijay Suri and Anjana Suri  
1001 Parker Street  
Falls Church, Virginia 22046

**Re: City of Falls Church Delinquent Real Estate Taxes  
RPC No. 52111020  
Account No. 1402  
TACS No. 1108077  
Balance Due: \$91,674.23**

Dear Sir or Madam:

Please be advised that the City of Falls Church has retained our services in the collection of delinquent real estate taxes. Tax records indicate that a delinquency exists on the above-referenced property and a title examination has indicated that you have an ownership interest in the property.

Please take notice that pursuant to Virginia Code §58.1-3965, unless the account is paid in full within thirty days of the date of this Notice, the City of Falls Church will direct this firm to immediately file suit to sell the property. Payment may be remitted in the amount shown above, via check or money order made payable to the **City of Falls Church**, to the following address: **Taxing Authority Consulting Services PC, Attn: Litigation Department (ceb), P.O. Box 31800, Henrico, Virginia 23294-1800**. Virginia Code §58.1-3965.C, gives the right to request a payment agreement, which may or may not be granted, to pay the delinquent taxes over a period no longer than 72 months. You may contact my office at the phone number shown below to inquire about the outstanding balance due and inform my office of your intentions.

Please disregard this notice if these taxes have been paid in full or if you are now a debtor in a pending bankruptcy. If you are in bankruptcy, please furnish to my office, in writing, the number of the bankruptcy case and the identification of the Court in which it is pending so as to enable us to code the account and avoid further correspondence to you. Should you require further information regarding this property or this matter, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Rife".

John A. Rife, Esq.

JAR:ceb





Taxing Authority Consulting Services, P.C.  
Attorneys At Law

March 7, 2025

**NOTICE OF DELINQUENT TAXES  
CITY OF FALLS CHURCH, VIRGINIA**

RESIDENT  
1001 Parker Street  
Falls Church, Virginia 22046

**Re: City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.**  
**RPC No. 52111020**  
**Account No. 1402**  
**TACS No. 1108077**  
**Balance Due: \$91,674.23**

Dear Resident:

Please be advised that the City of Falls Church has retained our services in the collection of delinquent real estate taxes. Tax records indicate that a delinquency exists on the above-referenced property. This notice is being sent as a precondition to filing suit to sell the property under Virginia Code §58.1-3965.

Please take notice that pursuant to Virginia Code §58.1-3965, unless the account in paid in full within thirty days of the date of this Notice, the City of Falls Church will direct this firm to immediately file suit to sell the property. Payment may be remitted in the amount shown above, via check or money order made payable to the **City of Falls Church**, to the following address: **Taxing Authority Consulting Services PC, Attn: Litigation Department (ceb), P.O. Box 31800, Henrico, Virginia 23294-1800**. Virginia Code §58.1- 3965.C, gives the right to request a payment agreement, which may or may not be granted, to pay the delinquent taxes over a period no longer than 72 months. You may contact my office at the phone number shown below to inquire about the outstanding balance due and inform my office of your intentions.

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Sincerely,

A handwritten signature in black ink, appearing to read "John A. Rife", is written over the typed name.

John A. Rife, Esq.

JAR:ceb



Taxing Authority Consulting Services, P.C.  
Attorneys At Law

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March 7, 2025  
**NOTICE OF DELINQUENT TAXES**  
**CITY OF FALLS CHURCH, VIRGINIA**

Shore United Bank, NA  
c/o Corporation Service Company, Registered Agent  
100 Shockoe Slip, 2nd Floor  
Richmond, Virginia 23219

**Re: City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.**  
**RPC No. 52111020**  
**TACS No. 1108077**  
**Balance Due: \$91,674.23**

Dear Sir or Madam:

Please be advised that the City of Falls Church has retained our services in the collection of delinquent real estate taxes. Tax records indicate that a delinquency exists on the above-referenced property and a title examination has revealed that Shore United Bank, NA may possess an interest in the property. Namely, the interest is related to a Deed of Trust to the benefit of Severn Savings Bank, FSB, dated May 10, 2001, in the amount of \$350,000 and recorded among the records of the Arlington County Circuit Court Clerk's Office in Deed Book 3144 at Page 377.

Please take notice that pursuant to Virginia Code §58.1-3965, the City of Falls Church has directed this firm to immediately file suit to sell the property. If you wish to redeem the property, please remit the amount shown above, via check or money order made payable to **City of Falls Church**, to the following address: **TACS, Attn: Litigation Dept. (ceb), P.O. Box 31800, Henrico, Virginia 23294-1800**. Please be sure to reference the TACS Account Number **1108077** on the payment to ensure proper credit. Virginia Code §58.1-3965.C, gives the right to request a payment agreement, which may or may not be granted, to pay the delinquent taxes over a period no longer than 72 months. You may contact my office at the phone number shown below to inquire about the outstanding balance due and inform my office of your intentions.

Sincerely,

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John A. Rife, Esq.

JAR:ceb



Taxing Authority Consulting Services, P.C.  
Attorneys At Law

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March 7, 2025  
**NOTICE OF DELINQUENT TAXES**  
**CITY OF FALLS CHURCH, VIRGINIA**

Shore United Bank, NA  
c/o James E. Bitner, Trustee  
Bitner & Bitner  
2965 Chain Bridge Road  
Oakton, Virginia 22124

**Re: City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.**  
**RPC No. 52111020**  
**TACS No. 1108077**  
**Balance Due: \$91,674.23**

Dear Sir or Madam:

Please be advised that the City of Falls Church has retained our services in the collection of delinquent real estate taxes. Tax records indicate that a delinquency exists on the above-referenced property and a title examination has revealed that Shore United Bank, NA may possess an interest in the property. Namely, the interest is related to a Deed of Trust to the benefit of Severn Savings Bank, FSB, dated May 10, 2001, in the amount of \$350,000 and recorded among the records of the Arlington County Circuit Court Clerk's Office in Deed Book 3144 at Page 377.

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Sincerely,

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John A. Rife, Esq.

JAR:ceb



Taxing Authority Consulting Services, P.C.  
Attorneys At Law

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March 7, 2025  
**NOTICE OF DELINQUENT TAXES**  
**CITY OF FALLS CHURCH, VIRGINIA**

Virginia Department of Taxation  
c/o Flora L. Hezel, Esq.  
Senior Assistant Attorney General  
202 North Ninth Street  
Richmond, Virginia 23219

***RE: City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.***  
***TACS No. 1108077***

Dear Sir or Madam:

Our firm has been retained by the City of Falls Church, Virginia in an effort to collect delinquent real estate taxes. A title search of one of the parcels remitted to our firm for collection indicates that Virginia Department of Taxation possesses a lien against Vijay Suri, who has an interest in the subject property.

Pursuant to Virginia Code §58.1-3965, we are obligated to provide you notice that within thirty (30) days we will institute proceedings in the Circuit Court of the County of Arlington to effect the sale of the property for delinquent real estate taxes. I would appreciate your completing the enclosed Proof of Lien Claim Form and returning the same to my office for inclusion in the Court proceeding.

Should you have any questions regarding this correspondence or this matter, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in black ink, appearing to read "John A. Rife", is written over a horizontal line.

John A. Rife, Esq.

JAR:ceb  
Enclosure



March 7, 2025

City of Falls Church v. Vijay Suri, et al. - Proof of Lien Claim Form

Page -2-

**PROOF OF LIEN CLAIM FORM**

Name of Lienholder: Virginia Department of Taxation

Name of Debtor: Vijay Suri

Date of Lien: April 12, 2011

Amount of Original Lien: \$13,595.40

Amount of Outstanding Principal and Interest: \_\_\_\_\_ Through Date: \_\_\_\_\_

Per Diem Interest: \_\_\_\_\_

Judgment Book/Page (Instrument Number): Judgment No. 497063

Recorded in Fairfax County Circuit Court

I, \_\_\_\_\_, of \_\_\_\_\_,  
hereby certify that the above-named party holds a lien against Vijay Suri, which is more  
particularly described above.

**VIRGINIA DEPT OF TAXATION**

By: \_\_\_\_\_ (SEAL)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**COMMONWEALTH/STATE OF \_\_\_\_\_**  
**CITY/COUNTY OF \_\_\_\_\_, to-wit:**

The foregoing instrument was subscribed, sworn and acknowledged before me this the \_\_\_\_ day  
of \_\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Please return to: Taxing Authority Consulting Services, PC  
Attention: Litigation Department (ceb)  
P.O. Box 31800  
Henrico, Virginia 23294-1800  
RE: Vijay Suri, et al. (TACS No. **1108077**)



Taxing Authority Consulting Services, P.C.  
Attorneys At Law

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March 7, 2025  
**NOTICE OF DELINQUENT TAXES**  
**CITY OF FALLS CHURCH, VIRGINIA**

Ajay Nangia  
c/o Shawn Whittaker, Esq.  
Whittaker & Associates, PC  
1401 Rockville Pike, Suite 510  
Rockville, Maryland 20852

***RE: City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.***  
***TACS No. 1108077***

Dear Sir or Madam:

Our firm has been retained by the City of Falls Church, Virginia in an effort to collect delinquent real estate taxes. A title search of one of the parcels remitted to our firm for collection indicates that Ajay Nangia possesses a judgment against Vijay Suri, who has an interest in the subject property.

Pursuant to Virginia Code §58.1-3965, we are obligated to provide you notice that within thirty (30) days we will institute proceedings in the Circuit Court of the County of Arlington to effect the sale of the property for delinquent real estate taxes. I would appreciate your completing the enclosed Proof of Lien Claim Form and returning the same to my office for inclusion in the Court proceeding.

Should you have any questions regarding this correspondence or this matter, please do not hesitate to contact my office.

Sincerely,

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John A. Rife, Esq.

JAR:ceb  
Enclosure

March 7, 2025  
City of Falls Church v. Vijay Suri, et al. - Proof of Lien Claim Form  
Page -2-

**PROOF OF LIEN CLAIM FORM**

Name of Lienholder: Ajay Nangia

Name of Debtor: Vijay Suri

Date of Lien: March 23, 2013

Amount of Original Lien: \$35,586.20

Amount of Outstanding Principal and Interest: \_\_\_\_\_ Through Date: \_\_\_\_\_

Per Diem Interest: \_\_\_\_\_

Judgment Book/Page (Instrument Number): Judgment No. 532387

Recorded in Fairfax County Circuit Court

I, \_\_\_\_\_, of \_\_\_\_\_,  
hereby certify that the above-named party holds a lien against Vijay Suri, which is more  
particularly described above.

**AJAY NANGIA**

By: \_\_\_\_\_ (SEAL)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**COMMONWEALTH/STATE OF \_\_\_\_\_**  
**CITY/COUNTY OF \_\_\_\_\_, to-wit:**

The foregoing instrument was subscribed, sworn and acknowledged before me this the \_\_\_\_ day  
of \_\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Please return to: Taxing Authority Consulting Services, PC  
Attention: Litigation Department (ceb)  
P.O. Box 31800  
Henrico, Virginia 23294-1800  
RE: Vijay Suri, et al. (TACS No. **1108077**)



Taxing Authority Consulting Services, P.C.  
Attorneys At Law

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March 7, 2025  
**NOTICE OF DELINQUENT TAXES**  
**CITY OF FALLS CHURCH, VIRGINIA**

Flint Hill School  
c/o Patrick McHonett, Registered Agent  
3320 Jermantown Road  
Oakton, Virginia 22124

***RE: City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.***  
***TACS No. 1108077***

Dear Sir or Madam:

Our firm has been retained by the City of Falls Church, Virginia in an effort to collect delinquent real estate taxes. A title search of one of the parcels remitted to our firm for collection indicates that Flint Hill School possesses a lien against Vijay Suri and Anjana Suri, who have an interest in the subject property.

Pursuant to Virginia Code §58.1-3965, we are obligated to provide you notice that within thirty (30) days we will institute proceedings in the Circuit Court of the County of Arlington to effect the sale of the property for delinquent real estate taxes. I would appreciate your completing the enclosed Proof of Lien Claim Form and returning the same to my office for inclusion in the Court proceeding.

Should you have any questions regarding this correspondence or this matter, please do not hesitate to contact my office.

Sincerely,

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John A. Rife, Esq.

JAR:ceb  
Enclosure

March 7, 2025

City of Falls Church v. Vijay Suri, et al. - Proof of Lien Claim Form

Page -2-

**PROOF OF LIEN CLAIM FORM**

Name of Lienholder: Flint Hill School

Name of Debtor: Vijay Suri and Anjana Suri

Date of Lien: March 15, 2013

Amount of Original Lien: \$68,073.15

Amount of Outstanding Principal and Interest: \_\_\_\_\_ Through Date: \_\_\_\_\_

Per Diem Interest: \_\_\_\_\_

Judgment Book/Page (Instrument Number): Judgment Nos. 532985 (FFX) and 154591 (ARL)

Recorded in Fairfax County and Arlington County Circuit Courts

I, \_\_\_\_\_, of \_\_\_\_\_,  
hereby certify that the above-named party holds a lien against Vijay Suri and Anjana Suri, which  
is more particularly described above.

**FLINT HILL SCHOOL**

By: \_\_\_\_\_ (SEAL)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**COMMONWEALTH/STATE OF \_\_\_\_\_**  
**CITY/COUNTY OF \_\_\_\_\_, to-wit:**

The foregoing instrument was subscribed, sworn and acknowledged before me this the \_\_\_\_ day  
of \_\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Please return to: Taxing Authority Consulting Services, PC  
Attention: Litigation Department (ceb)  
P.O. Box 31800  
Henrico, Virginia 23294-1800  
RE: Vijay Suri, et al. (TACS No. **1108077**)



Taxing Authority Consulting Services, P.C.  
Attorneys At Law

---

March 7, 2025  
**NOTICE OF DELINQUENT TAXES**  
**CITY OF FALLS CHURCH, VIRGINIA**

Flint Hill School  
c/o Timothy B. Hyland, Esq.  
IFRAH, PLLC  
1717 Pennsylvania Avenue, Suite 650  
Washington, DC 20006

***RE: City of Falls Church Delinquent Real Estate Taxes - Vijay Suri, et al.***  
***TACS No. 1108077***

Dear Sir or Madam:

Our firm has been retained by the City of Falls Church, Virginia in an effort to collect delinquent real estate taxes. A title search of one of the parcels remitted to our firm for collection indicates that Flint Hill School possesses a lien against Vijay Suri and Anjana Suri, who have an interest in the subject property.

Pursuant to Virginia Code §58.1-3965, we are obligated to provide you notice that within thirty (30) days we will institute proceedings in the Circuit Court of the County of Arlington to effect the sale of the property for delinquent real estate taxes. I would appreciate your completing the enclosed Proof of Lien Claim Form and returning the same to my office for inclusion in the Court proceeding.

Should you have any questions regarding this correspondence or this matter, please do not hesitate to contact my office.

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John A. Rife, Esq.

JAR:ceb  
Enclosure

March 7, 2025  
City of Falls Church v. Vijay Suri, et al. - Proof of Lien Claim Form  
Page -2-

**PROOF OF LIEN CLAIM FORM**

Name of Lienholder: Flint Hill School

Name of Debtor: Vijay Suri and Anjana Suri

Date of Lien: March 15, 2013

Amount of Original Lien: \$68,073.15

Amount of Outstanding Principal and Interest: \_\_\_\_\_ Through Date: \_\_\_\_\_

Per Diem Interest: \_\_\_\_\_

Judgment Book/Page (Instrument Number): Judgment Nos. 532985 (FFX) and 154591 (ARL)

Recorded in Fairfax County and Arlington County Circuit Courts

I, \_\_\_\_\_, of \_\_\_\_\_,  
hereby certify that the above-named party holds a lien against Vijay Suri and Anjana Suri, which  
is more particularly described above.

**FLINT HILL SCHOOL**

By: \_\_\_\_\_ (SEAL)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

**COMMONWEALTH/STATE OF \_\_\_\_\_**  
**CITY/COUNTY OF \_\_\_\_\_, to-wit:**

The foregoing instrument was subscribed, sworn and acknowledged before me this the \_\_\_\_ day  
of \_\_\_\_\_, by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Please return to: Taxing Authority Consulting Services, PC  
Attention: Litigation Department (ceb)  
P.O. Box 31800  
Henrico, Virginia 23294-1800  
RE: Vijay Suri, et al. (TACS No. **1108077**)